

125 40-210-A 135 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

or we John K. and Nellie M. Koehler, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and a part hereof, hereby petition for a Variance from Section 1902.3B (206.2 and 201.1) to permit a front yard setback of 25' in lieu of the required 30' and a distance of 50' to the centerline of Dawn Drive in lieu of the required 55' for the existing dwelling, and a front yard setback of 20' in lieu of the required 22.5' for the existing open porch of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

This property was constructed in 1956 and was built according to new Building Permit #14933 for the 11th Election District issued August 13, 1956. That your Petitioner is a subsequent owner of the property as built and attaches as exhibits in support of his Petition a location survey, letter from the architect, as well as the aforesaid Permit.

Property is to be posted and advertised as prescribed by Zoning Regulations. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE Jan 14 1980

Contract purchaser John K. Koehler
Nellie M. Koehler Legal Owners
Address 9415 Dawn Drive
Baltimore, Maryland 21237

Michael P. Tanczyn
Petitioner's Attorney
501 York Road, Towson, MD 21204
296-8822

John W. Hession, III
Protestant's Attorney
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of March, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 22nd day of April, 1980, at 9:30 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

11/20/83
9:30 A.M.

RE: PETITION FOR VARIANCE
SW/C Dawn Dr. & Pinedale Dr.,
11th District

JOHN K. KOEHLER, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 80-210-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of March, 1980, a copy of the foregoing Order was mailed to Michael P. Tanczyn, Esquire, 501 York Road, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of March, 1980.

William E. Hammond
Zoning Commissioner

Petitioner John K. Koehler, et ux

Petitioner's Attorney Tanczyn Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

April 9, 1980

OSO
Nicholas B. Commodari
Chairman

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

RE: Item No. 125
Petitioner - Koehler
Variance Petition

Dear Mr. Tanczyn:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your clients' proposal to legalize the front setbacks of the existing dwelling and open porch on the subject property, this Variance is required.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

January 25, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #125 (1979-1980)
Property Owner: John K. & Nellie M. Koehler
S/W cor. Dawn Dr. & Pinedale Dr.
Existing Zoning: DR 3.5
Proposed Zoning: Variance to permit a front setback of 25.8' in lieu of the required 30' and to permit an open front porch projection greater than 25% of minimum required depth.
District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

This property comprises Lot 1, Block "B" of the "Plat of Section "B", Pinedale", recorded G.L.B. 22, Folio 6.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 125 (1979-1980).

Very truly yours,
Ellsworth N. Diver, P.E.
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley

M-NW Key Sheet
40 NE 27 Pos. Sheet
NE 10 G Topo
72 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

February 22, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #125, Zoning Advisory Committee Meeting, January 2, 1980, are as follows:

Property Owner: John K. and Nellie M. Koehler
Location: SW/C Dawn Dr. and Pinedale Drive
Existing Zoning: D.R.3.5
Proposed Zoning: Variance to permit a front setback of 25.8' in lieu of the required 30' and to permit an open front porch projection greater than 25% of minimum required depth
Acres:
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 454-3553

STEPHEN E. COLLINS
DIRECTOR

February 20, 1989

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the Zoning Advisory Committee Meeting of January 2, 1980: Items 125, 126, 127, 132, 135, and 136.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulation would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of June, 1980, that the herein Petition for Variance to permit a front yard setback of 25 feet in lieu of the required 30 feet and a distance of 50 feet to the centerline of Dawn Drive in lieu of the required 55 feet, both for the existing dwelling, together with a front yard setback of 20 feet in lieu of the required 22.5 feet, for an existing open porch, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

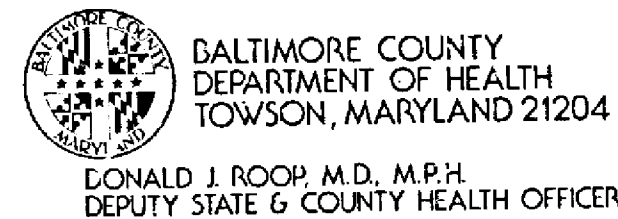
1. The open porch shall not be enclosed.
2. The improvements shall be maintained in accordance with the site plan filed herein.
3. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of June, 1980, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #125, Zoning Advisory Committee Meeting of January 2, 1980, are as follows:

Property Owner: John K. & Nellie M. Koehler
Location: SW/C Dawn Dr. & Pinedale Dr.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front setback of 25.8' in lieu of the required 30' and to permit an open front porch projection greater than 25% of minimum required depth.

Acres: 11th
District: 11th

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

Very truly yours,
Jan J. Forest
Jan J. Forest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF:ph

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Nick Commodari
Mr. Charles E. Burnham, Chief
Plans Review
FROM: Zoning Advisory Committee
SUBJECT: Meeting of January 2, 1980

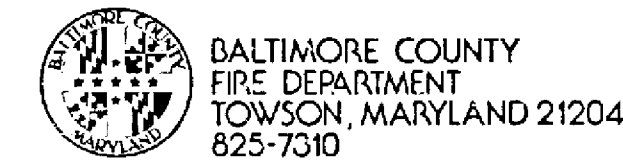
Date: January 15, 1980

ITEM NO. 125 Standard Comments Only
ITEM NO. 126 See Comments
ITEM NO. 127 Standard Comments
ITEM NO. 128 See Comments
ITEM NO. 129 See Comments
ITEM NO. 130 Existing, No changes, No Comments
ITEM NO. 131 See Comments
ITEM NO. 132 Standard Comment
ITEM NO. 133 See Comments
ITEM NO. 134 See Comments
ITEM NO. 135 Standard Comments
ITEM NO. 136 See Comments

Charles E. Burnham

Charles E. Burnham, Chief
Plans Review

CES:rrj



PAUL H. REINCKE
CHIEF

January 28, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: John K. & Nellie M. Koehler

Location: SW/C Dawn Dr. & Pinedale Dr.

Item No: 125

Zoning Agenda: Meeting of 1/2/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. Joseph Kelly* Noted and Approved: *George M. Maganoff*
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 11, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 2, 1980

RE: Item No: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

NEW BUILDING PERMIT
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
Office of the Buildings Engineer

This New Building Permit is hereby granted to

James R. Caldwell
(Applicant)
3104 Echodale Avenue
(Address)
Baltimore 14, Md.

To erect the following building:

Location: 9415 E/S Dawn Drive - S/W Cor. Pinedale Drive

Use of Building: 1 family dwelling

Size of Building: Front: 36' ft. Depth: 25' ft. Height: 20' ft.

Setback of Building: Front: 30' ft.; Side Setbacks: and 22' ft. Corner lot: 28' ft. from side street.

Character of Construction: Good. Blk. Brick Veneer. Asph.

This Permit does not authorize the performance of any work beyond the property lines of the lot for which issued. Special permit must be obtained from the Highway Dept. to install sidewalks or remove curb. Planting of trees, hedges, shrubbery, erecting walls, fences, etc., is prohibited in the Right-of-Way adjacent to the lot.

Fee Paid \$ 10.00

This Permit shall be kept on the premises open to public inspection during the prosecution of the work and completion of same.

Issued By The Buildings Engineer
Roland A. Piel

November 29, 1978

SUBJECT: Dwelling (constructed year 1956)
9415 Dawn Drive
Baltimore, Maryland 21236

TO WHOM IT MAY CONCERN:

Please be advised that the subject dwelling was constructed and situated in accordance with the original construction plans and specifications prepared by the signer and in compliance and approved by the Baltimore County Engineering and Zoning Departments, also inspected and approved by Baltimore County Building Inspection Department for occupancy.

Unknownst to the signer prior to the time of subject construction, the right of way line was not identified on original plat supplied by Baltimore County, Md., consequently, dwelling set-backs from property lines was approved for construction by the county for location on property. A recent inspection of dwelling reveals that no additions or modifications exist from original construction and plot plans approved by the Baltimore County Engineering, Zoning and Inspection Divisions.

The Office of Broughton & Caldwell, Architects

Signed *James R. Caldwell*
JAMES R. CALDWELL
11-27-78

PETITION FOR VARIANCE

11th District

ZONING: Petition for Variances
LOCATION: Southwest corner of Dawn Drive and Pinedale Drive
DATE & TIME: Tuesday, April 22, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 11 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front yard setback of 25 feet in lieu of the required 30 feet and a distance of 50 feet to the centerline of Dawn Drive in lieu of the required 55 feet for the existing dwelling and a front yard setback of 20 feet in lieu of the required 22.5 feet for the existing open porch

The Zoning Regulations to be excepted as follows:

Section 1802.3B - Standards Applicable to existing Developments
Section 208.2 - Front yard setbacks
Section 301.1 - Projections into Yards

All that parcel of land in the Eleventh District of Baltimore County

Being the property of John K. Koehler, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 22, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

125 40-210-A 135 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John K. and Nellie M. Koehler, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and a part hereof, hereby petition for a Variance from Section 1902.3B (206.2 and 201.1) to permit a front yard setback of 25' in lieu of the required 30' and a distance of 50' to the centerline of Dawn Drive in lieu of the required 55' for the existing dwelling, and a front yard setback of 20' in lieu of the required 22.5' for the existing open porch of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

This property was constructed in 1956 and was built according to new Building Permit #14933 for the 11th Election District issued August 13, 1956. That your Petitioner is a subsequent owner of the property as built and attaches as exhibits in support of his Petition a location survey, letter from the architect, as well as the aforesaid Permit.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

John K. Koehler
JOHN KOEHLER
Contract purchaser
Address: 9415 Dawn Drive
Baltimore, Maryland 21237

Michael P. Tanczyn
Michael P. Tanczyn
501 York Road, Towson, MD 21204
296-8822
Petitioner's Attorney

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of March, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 27th day of April, 1980, at 9:30 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE
SW/C Dawn Dr. & Pinedale Dr.,
11th District

JOHN K. KOEHLER, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 80-210-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of March, 1980, a copy of the foregoing Order was mailed to Michael P. Tanczyn, Esquire, 501 York Road, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of March, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: John K. Koehler, et ux
Petitioner's Attorney: Tanczyn Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

April 9, 1980

OSO
Nicholas B. Commodari
Chairman

Michael P. Tanczyn, Esquire
501 York Road
Towson, Maryland 21204

RE: Item No. 125
Petitioner - Koehler
Variance Petition

Dear Mr. Tanczyn:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your clients' proposal to legalize the front setbacks of the existing dwelling and open porch on the subject property, this Variance is required.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

January 25, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #125 (1979-1980)
Property Owner: John K. & Nellie M. Koehler
S/W cor. Dawn Dr. & Pinedale Dr.
Existing Zoning: DR 3.5
Proposed Zoning: Variance to permit a front setback of 25.8' in lieu of the required 30' and to permit an open front porch projection greater than 25% of minimum required depth.
District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.
This property comprises Lot 1, Block "B" of the "Plat of Section "B", Pinedale", recorded G.L.B. 22, Folio 6.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 125 (1979-1980).

Very truly yours,
Ellsworth N. Diver, P.E.
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley

M-NW Key Sheet
40 NE 27 Pos. Sheet
NE 10 G Topo
72 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

February 22, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #125, Zoning Advisory Committee Meeting, January 2, 1980, are as follows:

Property Owner: John K. and Nellie M. Koehler
Location: SW/C Dawn Dr. and Pinedale Drive
Existing Zoning: D.R.3.5
Proposed Zoning: Variance to permit a front setback of 25.8' in lieu of the required 30' and to permit an open front porch projection greater than 25% of minimum required depth
Acres:
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 454-3553

STEPHEN E. COLLINS
DIRECTOR

February 20, 1989

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the Zoning Advisory Committee Meeting of January 2, 1980: Items 125, 126, 127, 132, 135, and 136.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulation would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of June, 1980, that the herein Petition for Variance to permit a front yard setback of 25 feet in lieu of the required 30 feet and a distance of 50 feet to the centerline of Dawn Drive in lieu of the required 55 feet, both for the existing dwelling, together with a front yard setback of 20 feet in lieu of the required 22.5 feet, for an existing open porch, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

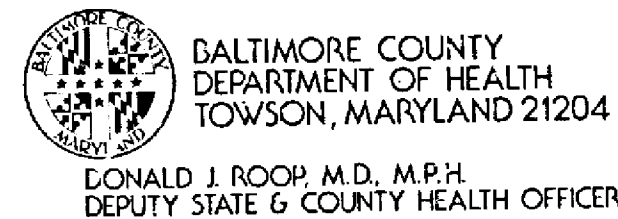
1. The open porch shall not be enclosed.
2. The improvements shall be maintained in accordance with the site plan filed herein.
3. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of June, 1980, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #125, Zoning Advisory Committee Meeting of January 2, 1980, are as follows:

Property Owner: John K. & Nellie M. Koehler
Location: SW/C Dawn Dr. & Pinedale Dr.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front setback of 25.8' in lieu of the required 30' and to permit an open front porch projection greater than 25% of minimum required depth.

Acres: 11th
District: 11th

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

Very truly yours,
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF:ph

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

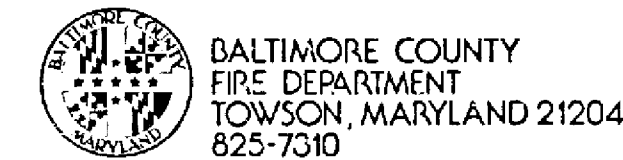
TO: Mr. Nick Commodari
Mr. Charles E. Burnham, Chief
Plans Review
FROM: Zoning Advisory Committee
SUBJECT: Meeting of January 2, 1980

Date: January 15, 1980

ITEM NO. 125 Standard Comments Only
ITEM NO. 126 See Comments
ITEM NO. 127 Standard Comments
ITEM NO. 128 See Comments
ITEM NO. 129 See Comments
ITEM NO. 130 Existing, No changes, No Comments
ITEM NO. 131 See Comments
ITEM NO. 132 Standard Comment
ITEM NO. 133 See Comments
ITEM NO. 134 See Comments
ITEM NO. 135 Standard Comments
ITEM NO. 136 See Comments

Charles E. Burnham, Chief
Plans Review

CES:rrj



PAUL H. REINCKE
CHIEF

January 28, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: John K. & Nellie M. Koehler

Location: SW/C Dawn Dr. & Pinedale Dr.

Item No: 125

Zoning Agenda: Meeting of 1/2/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Joseph Kelly, 1st Lt. E.C. Approved: George M. Maganoff
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 11, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 2, 1980

RE: Item No: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

NEW BUILDING PERMIT
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
Office of the Buildings Engineer

This New Building Permit is hereby granted to

James S. Caldwell
(Applicant)
3104 Echodale Avenue
(Address)
Baltimore 14, Md.

To erect the following building:

Location: 9415 E/S Dawn Drive - S/W Cor. Pinedale Drive

Use of Building: 1 family dwelling

Size of Building: Front 36' ft. Depth 25' ft. Height 20' ft.

Setback of Building: Front 30' ft.; Side Setbacks and 22' ft. Corner lot 28' ft. from side street.

Character of Construction: Good. Blk. Brick Veneer. Asph.

This Permit does not authorize the performance of any work beyond the property lines of the lot for which issued. Special permit must be obtained from the Highway Dept. to install sidewalks or remove curb. Planting of trees, hedges, shrubbery, erecting walls, fences, etc., is prohibited in the Right-of-Way adjacent to the lot.

Fee Paid \$ 10.00

This Permit shall be kept on the premises open to public inspection during the prosecution of the work and completion of same.

Issued By The Buildings Engineer
Roland A. Piel

November 29, 1978

SUBJECT: Dwelling (constructed year 1956)
9415 Dawn Drive
Baltimore, Maryland 21236

TO WHOM IT MAY CONCERN:

Please be advised that the subject dwelling was constructed and situated in accordance with the original construction plans and specifications prepared by the signer and in compliance and approved by the Baltimore County Engineering and Zoning Departments, also inspected and approved by Baltimore County Building Inspection Department for occupancy.

Unknownst to the signer prior to the time of subject construction, the right of way line was not identified on original plat supplied by Baltimore County, Md., consequently, dwelling set-backs from property lines was approved for construction by the county for location on property. A recent inspection of dwelling reveals that no additions or modifications exist from original construction and plot plans approved by the Baltimore County Engineering, Zoning and Inspection Divisions.

The Office of Broughton & Caldwell, Architects

Signed James S. Caldwell
JAMES S. CALDWELL
11-27-78

PETITION FOR VARIANCE

11th District

ZONING: Petition for Variances
LOCATION: Southwest corner of Dawn Drive and Pinedale Drive
DATE & TIME: Tuesday, April 22, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 11 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front yard setback of 25 feet in lieu of the required 30 feet and a distance of 50 feet to the centerline of Dawn Drive in lieu of the required 55 feet for the existing dwelling and a front yard setback of 20 feet in lieu of the required 22.5 feet for the existing open porch

The Zoning Regulations to be excepted as follows:

Section 1802.3B - Standards Applicable to existing Developments
Section 208.2 - Front yard setbacks
Section 301.1 - Projections into Yards

All that parcel of land in the Eleventh District of Baltimore County

Being the property of John K. Koehler, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 22, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

